



Historic Landmark Nomination Proposal Application

Date Submitted: April 21, 2017



C9-18-15

PROPERTY LOCATION INFORMATION

Project Name: Stanley Williamson House
Property Address: 39 Palomar Drive
Architect/Designer: A. J. Weid, Architect
Builder: Tucson Construction Company
Plat Name: San Clemente Block: 2 Lot: Lot 14 & 15
Pima County Parcel Number/s: 126-16-042A Parcel Use:

APPLICANT INFORMATION

APPLICANT NAME: Tucson Historic Preservation Foundation
ADDRESS: PO Box 40008, Tucson, Arizona, 85717
PHONE: 520-247-8969
EMAIL: info@preservetucson.org
PROPERTY OWNER NAME: Serena Rockey & Joseph Rorick McCarthy
PHONE: (520) 269-2711 FAX: () - -

SIGNATURE OF OWNER  Date April 25, 2017
SIGNATURE OF APPLICANT (if not owner)  Date April 25, 2016

AREA TO BE REZONED

ACRES: .43

Existing Zoning: R-1

Proposed Zoning: HLR-1

CHECKLIST FOR HISTORIC LANDMARK NOMINATION PROPOSAL

- ☒ Fee \$330.00 (Base Fee) + Variable Fees
- ☒ A completed Historic Nomination Proposal Application (a blank form is attached to this document). Completely fill in all fields on the nomination application form. The Assessor's No. and the complete Legal Description can be found by contacting the Pima County Recorder's Office (<http://www.asr.pima.gov/>)
- ☒ A completed National Register of Historic Places form or nomination or a State of Arizona Historic Property Inventory Form

Pima County Assessor's Maps showing properties within 500' of the designation request ?
- ☒ Pima County Assessor's Record
- ☒ Color labeled photographs showing full exterior views, including all elevations, setting, outbuildings, and details of structural and landscape features
- ☒ Reproductions (high quality photocopies acceptable) of historical photographs
- ☒ A dimensioned, scaled site plan or survey of the site and the location/placement of all ? buildings/structures on the site.
- ☒ A scaled map of the site outlining the geographic boundaries of the proposed area ?

*All plans, maps and other figures should be clearly identified. All figures, including drawings, plans and maps, (excluding photographs, see above requirements) should be of a standard size (8.5" by 11", or 11" by 17").

A list of proposed Neighborhood Advisory Board Members (If nominating a Historic Preservation Zone)

WRITTEN REPORT

- ☒ Property Description
 - Present and original (if known) physical appearance and characteristics.
 - A complete, detailed architectural description of all elevations of the exterior of the building and a complete description of all the site elements
 - A description of the interior features should also be included.
 - A brief description of the surrounding neighborhood or natural environment and its development, including relevant features such as neighboring buildings, natural features, topography, major roadway, etc.
 - A complete description of the alterations to the exterior of the building must be included as well.
- ☒ Statement of Significance and Integrity
 - A chronological list of prior owners
 - Chronology of past uses
 - Information on historically significant events which occurred at the location
 - Information on architect, landscape architect, builder, contractor and any craftsmen who worked on the on the site
 - The project's historic context, and explain how the building fits into the history of the city and the neighborhood.
- ☒ Complete Bibliography



Historic Landmark Nomination Proposal General Information

OVERVIEW:

Historic zoning is a zoning overlay which is added to the base zoning of a specific tract of land (for example HR-1). This zoning overlay can apply to local historic preservation zones (HPZs) and historic landmarks (HLs).

Designating an HL is a two part process. First, the proposed HL is subject to a historical designation review process. The **Steps to Establish or Amend a Historic Preservation Zone or Historic Landmark** (Article 5.8.4 UDC) are as follows:

- 1.) **Nomination Proposal Package** prepared by applicant and submitted to City of Tucson Historic Preservation Office. (Requirements regarding Nomination Proposal can be found in SUBMITTAL CHECKLIST p.3)
- 2.) Applicant attends a **Historical Commission Nomination Review** and presents the Nomination Proposal and any other evidence of historical significance and integrity in a public meeting.
- 3.) **The Mayor and Council review** the project and the recommendations and decide whether to initiate the designation process.
- 4.) Rezoning Process

WHERE TO APPLY:

City of Tucson Historic Preservation Office:

Jonathan Mabry, PhD | Historic Preservation Officer
jonathan.mabry@tucsonaz.gov | Phone: (520) 837-6965

Jennifer Levstik, M.A. | Preservation Lead Planner
jennifer.levstik@tucsonaz.gov | Phone: (520) 837-6961

310 N. Commerce Park Loop, Santa Rita Bldg • PO Box 27210 • Tucson, AZ 85726-7210

SUBMITTAL REQUIREMENTS:

Refer Submittal Checklist, Complete Application Forms, and supplemental materials.

THE FOLLOWING CRITERIA ARE CONSIDERED WHEN REVIEWING A CITY HISTORIC NOMINATION APPLICATION:

Historic Landmark:

An HL shall include historic sites, buildings, and structures, as defined in Section 11.4.9, and which are individually listed or individually eligible for listing in the National Register of Historic Places at the local, state, or national level of significance. Properties that meet the aforementioned criteria may be proposed for designation as an HPZ Contributing Property or Historic Landmark.

Historic Landmark

A historic site or structure of the highest historic, cultural, architectural, or archaeological importance to Tucson that if demolished or significantly altered would constitute an irreplaceable loss to the quality and character of Tucson. A Historic Landmark is an outstanding or unique example of architectural style; is associated with a major historic event, activity, or person; or has unique visual quality and identification. A Historic Landmark may be located within the boundaries of or outside a historic district.

Historic Site or Historic Structure

A building, structure, object, or site, including vegetation or signs located on the premises, that:

- Dates from a particular significant period in Tucson's history, i.e., prehistoric, native indigenous, Pre-Colonial (before 1775), Spanish Frontier (Colonial) (1775-1821), Mexican Frontier (1821-1853), Territorial (1854-1912), Post-Territorial (1912-1920), or Post-World War I Development (1920-1945), or relates to events, personages, or architectural styles that are at least 50 years old; however, outstanding examples less than 50 years old should be evaluated on their own merits; and
- Is associated with the lives of outstanding historic personages; or
- Is associated with significant historic events or occurrences; or
- Exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style or method of construction or is the notable work of a master builder, designer, or architect whose individual genius influenced his/her age; or
- Contributes information of archaeological, historic, cultural, or social importance relating to the heritage of the community; or
- Relates positively to buildings in its immediate vicinity in terms of scale, size, massing, etc., such that its removal would be an irreparable loss to the setting.

For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. If you feel the Land Use Code (LUC) should apply, please consult with Zoning review staff. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact Frank Dillon at 837-6957.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

Property Description:

Setting

The Williamson House, designed and built in the Spanish Colonial Revival style, is located in Tucson's San Clemente Subdivision (1930), and is listed on the National Register of Historic Places. The residence was commissioned in 1930 by real estate and San Clemente developer Stanley Williamson as both his own home and as the prototypical property to set the architectural tone and character of the new development. Williamson hired Los Angeles based Architect A. J. Weid to design this and other early speculative homes in the San Clemente colony.

The Williamson House is prominently located in the center of the subdivision on an island bound by E Palomar Drive to the north, S Calle Contento to the east and E Cooper Street to the south. The combination of the location, romantic design, two street facing facades and mediterranean vegetation create an important depression-era example of Spanish Colonial Revival residential architecture in Tucson that was at the time of consumption a show piece of high-end "east side" development.



Color Architectural Rendering, A. J. Weid, architect, c 1930.

The garden, circular gravel drive, setbacks, materials, and design are an outstanding example of the emerging suburban development occurring in post WWI Tucson. The roof was clad in handmade terracotta tiles and the house designed with an emphasis on interior and exterior interconnected spaces. The exterior living spaces include a three walled courtyard, kitchen service yard and an expansive walled back garden. Deeply recessed window reveals combined with Spanish design elements were able to convey "an impression of old world charm and dignity." These sensibilities and sense of place were the qualities Williamson envisioned for San Clemente and controlled through a design review committee and deed restrictions.

North Elevation, (primary facade)

The north elevation of Williamson House is the primary character-defining facade. It is an exceptional, and rare surviving example of depression-era Spanish Colonial Revival architecture that was trending in residential design following WWI throughout Arizona and California. The Spanish inspired style was initiated among leading southwest and west-coast residential architects in the first three decades of the twentieth century like George Washington Smith, Wallace Neff and Tucson based Roy Place and Josias Joesler. Williamson House features an open gable with interesting overlaid hip roof clad in terracotta roof tiles with weeping concrete mortar. The walls of the north facade are rendered in white plaster and divided into three spatially interconnected zones: The eastern zone is created by the volume of the large living room, a tall north wall featuring two buttresses flank a large wood frame and colonial grid mullion picture window that is divided into 24 panes, the window includes an extruded sloping tile sill. The middle zone extends north of the living room wall and creates an integrated covered entry. The entry portal is framed by one of three moorish inspired arches and features a front door divided into eight colored octagons with an iron latch and hardware and a moorish inspired light fixture. The western zone includes the two additional arches with framed in french doors leading from the original dining room (now part of the kitchen). The elevation is bookended at the east and west by two decorative chimney caps. Detached and to the west of the house is a two-car carport.

East Elevation (secondary facade)

The east elevation of the house faces Calle Contento and is a series of volumes and recessions that create a walled courtyard and outdoor living areas. The livingroom, loggia and interior passage open onto the central courtyard which features a rectilinear fountain. The south end of the east facade included a two car garage that was characterized by a flat parapet roof with burt adobe coping and decorative painted wood detailing. The garage was converted into living space in the 1950s, but retains the character of the openings with the use of windows and paneling. The courtyard includes a flight of stairs to a sun deck over the garage.

South Elevation (tertiary facade)

The south elevation is enclosed by a seven foot wall that creates a rear garden with a large swimming pool. The facade includes wood frame windows and doors that open to the yard and patio. A small attached guest quarters is connected by a secondary separate walled yard.

West Elevation (service facade)

The west elevation is devoid of significant design features and was used as the service entrance of the house.

Interior Features

The City of Tucson Historic Landmark designation does not regulate the interior of privately owned property. However, the interior of the Williamson House has exceptional features and details that should be mentioned. The living room and dining room include hand carved wood

ceilings that are adorned with hand stenciling and colored paintings, the floor of the living room includes decorative revival tiles and a large living room fireplace is ornamented with decorative cast stone work. The loggia has exposed wood ceilings, and master bathroom retains all of its original colored tile.

Statement of Significance and Integrity

The Williamson House is eligible as a city of Tucson Historic Landmark. 1. Williamson House is from a significant period in Tucson's history: *Post-World War I Development (1920-1945)* and is a distinct architectural style that is least 50 years old. 2. Williamson House is an outstanding examples of Spanish Colonial Revival design and is associated with significant historic events that have made a significant contribution to the broad patterns of our history in particular: *Community Development in Tucson 1920 - 1945*. 3. Williamson House exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style: Spanish Colonial Revival; Stanley Williamson, developer; A. J. Weid, Architect. 4. Williamson House contributes historic, cultural, and social importance relating to the heritage of the Tucson community; and 5. Williamson House relates positively to buildings in its immediate vicinity in terms of scale, size, massing, etc., such that its removal would be an irreparable loss to the setting and a diminishment to the architectural heritage of Tucson.

San Clemente

The Williamson House is an important part of the development of the San Clemente subdivision (1930-1957). San Clemente is located in Tucson, Arizona in the Santa Cruz River valley of Southern Arizona's Sonoran desert uplands. The neighborhood is located in central Tucson adjacent to the Reid Park Municipal Golf Course and is geographically defined by Broadway Boulevard to the North, Timrod Street to the South, Alvernon Way to the west and Columbus Boulevard to the east.

Listed on the National Register of Historic Places, the subdivision and development of San Clemente began in 1909 with the issuance of a 160 acre land patent to John M. Roberts. John and Margaret C. Roberts attempted to subdivide but instead homestead the land in 1923. The San Clemente Subdivision was ultimately platted in four units from 1930 to 1940.

Although the first unit of San Clemente would not be platted until 1930, in 1928 developer Stanley Williamson took the first steps toward bringing his vision to reality. On January 31st 1928, Williamson incorporated the Arizona Realty, Construction and Subdivision Company in Tucson. This corporation became Williamson's business vehicle for the creation of San Clemente. W.E. Clapp served as secretary for the Firm,

On June 2, 1930, Arizona Realty, Construction and Subdivision Company received approval from the city of Tucson and the Pima County Board of Supervisors for file a plat for Block 1 and 2 of San Clemente. A representative from Tucson Title and Trust filed the plat with the county recorder on June 11, 1930.

Williamson named the subdivision San Clemente to evoke feelings of the California town of the same name. Although Cooper Street remained from the Roberts era, street names in the first unit of San Clemente included La Creciente, Palomar Drive, and Calle Contento. The streets were platted in a curvilinear pattern. Two pieces of land, left over because of the unusual street pattern and too small to build on, became open space called "El Parque Cuadrante" and "El Parque Triangulo" on the plat map. Later, a building was erected on El Parque Cuadrante. Veteran engineer Paul E. Fernald prepared the map for the firm.

The district is located in close proximity to three prominent late 1920s and early 1930s neighborhoods and south east of the Mission Revival El Conquistador Hotel (1925 – 1968) and east on Broadway Blvd. from the Broadway Village Shopping Center and first Tucson Country Club.

The Arizona Daily Star reported on September 28, 1930, that "San Clemente will be totally unlike any residential community which has ever been offered to the people of Tucson. Architecture will be strictly limited to Spanish design, and its exacting standards will be rigidly maintained by supervising and advisory committee. Harmony and beauty of architecture have been the predominating motives in the development of this colony. It is understood that several plans have been rejected because they were not in keeping with the type of design and construction which will prevail in San Clemente. Stanley Williamson, president of the Tucson Realty and Trust company, which is the exclusive agent for this property, stated that it is the intention to postpone the formal opening of the tract until after several homes now being planned are under construction.

The Street names in San Clemente derive their names either from the projected alignments of previously named adjacent streets of literary origins, e.g., Longfellow Avenue, Cooper Street, Irving Avenue, or from Spanish names evoking the romantic aspects of Hispanic Southwest heritage e.g., La Creciente, Calle de Jardin and Calle Chica.

San Clemente Historic district is a significant as an upper-middle class Tucson residential development that demonstrates transitional patterns of subdivision and architectural styles from the gold-plated 1920s, through the austere Great Depression and World War II, to the prosperous 1950s. The phased platting of its subdivision units (1930 through 1946) reflects two different approaches to street and parcel layouts, the picturesque and the efficient. The architectural styles include a few examples of pre-war Period Revivals and Modern Styles and many variation of the Ranch Style popular during and after World War II.(NRHPN)

The curving streets of San Clemente, as platted in 1930, were envisioned as the romantic setting for large Spanish Eclectic style homes similar to those being built in El

Encanto and Colonia Solanas. And indeed about 26 Period Revival houses were constructed until the Great Depression nearly halted home building in Tucson. The neighborhood impatiently waited through the 1930s for a combination of federal funding through FHA and economic recovery through New Deal programs and war production to jump-start residential construction again. In anticipation of better times several subdivision units were platted during the 1930s.

The subdivision was advertised as "not just another subdivision.... It is the most distinctive residential colony in the Southwest...a perfect setting for the home of your dreams." The Williamson House was often featured in these advertisements as an example of the homes of San Clemente.

The opening of the subdivision was large affair reported with an above the fold headline in the Arizona Daily Star on October 19, 1930, "San Clemente, according to the firm's announcement, has been in the making for the past two years. The idea was originated and has been carried out by Stanley Williamson who believed, shortly after becoming head of the firm here, [Tucson Realty and Trust Co.] that there was a vital need for a community development that would be different in plan and character from anything hitherto attempted; a development on the highest plane, complete in every detail, incorporating all the most modern ideas in subdividing and yet kept within the reach of the family of average means. A suitable location was of greatest importance, for not only were present requirements to be considered, but the test of years ahead must be met. The natural trend of the best residential development of Tucson had to be carefully surveyed. The location must have unobstructed views of the mountains on all sides; it must be away from county and state through highways it must be located amid surroundings that would be in keeping with the development; and it must be convenient to Tucson's business section and close enough to permit its residents to reach the center of the city in ten minutes' drive or less. [...] this location is in the immediate vicinity of other developments on which large amounts of money have been expended. It is close to the Tucson Golf and Country Club, the Municipal golf links, Randolph park, El Conquistador hotel and suburban estates of the highest quality. [...] The principle feature that distinguishes San Clemente from other high class residential areas in Tucson is the limiting of the architectural strictly to Spanish design. It was early decided that the most suitable and attractive type of construction for southern Arizona, and the one which harmonized most pleasingly with the natural beauty of the environment, is the Spanish and modified Spanish designs, transplanting, as it does, the romance and charm of old world Spain to the background of Arizona's beautiful desert country. "

By November of 1930 seven homes were under construction and by mid November one third of lots in the subdivision were sold.

Williamson House

The Williamson House was the prototypical and model home of the original 1930 San Clemente subdivision built by the developer Stanley Williamson for his family in 1930. The depression era

subdivision was an entrepreneurial endeavor by Williamson as part of the eastwardly expanding suburban footprint of late 1920 and early 1930s Tucson. The architecturally exceptional romantic Spanish Colonial Revival house was used as a marketing catalyst and a demonstration of the stylistically allowable architecture within the new development. As a result of its role in the development of San Clemente and San Clemente's role in the planning and development of Tucson during the interwar years, combined with its outstanding architecture, this house is important to the history of Tucson.

As part of his vision for a development, Williamson mandated a limited stylistic palette of Spanish revival inspired architecture. He hired Los Angeles based architect A. J. Weid to design the stylistically appropriate homes. Within this context Weid designed Williamson's personal residence and other early speculative model homes within the development. Although no blueprints have surfaced his signature appears on the surviving architectural renderings of this and other examples of early models for San Clemente and is mentioned in Arizona Daily star reporting of the progression of the development in the early 1930s.

The Arizona Daily Star reported on October 5, 1930 that construction of the Williamson Houses would "be started in the next ten days" The home was described by the Star on December 14, 1930 as an "outstanding example of the type of homes being erected in San Clemente. It expresses with true individuality the graceful Spanish motif prevailing in San Clemente. It was specially designed by A. J. Weid of Los Angeles to conform to the San Clemente ideal. Among other outstanding features it has a roof of heavy hand made tile, thickly laid with mortar to achieve old world effect. Exterior artfully designed to convey a sense of massive proportions, with deep reveals and heavy buttresses. Front door reproduced from a residence in Seville, Spain; strictly authentic in design and finish. Beamed ceiling in the living room treated in antique manner. Rafter ends and ceiling beam supports all hand finished in true Spanish scrolls. Glass doors connecting with patio, loggia and terrace individually designed in authentic Spanish style. Loggia and patio have been carefully arranged to produce a beautiful Spanish effect. Of course, this strictly modern home of three bedrooms and two baths is equipped with all modern conveniences and refinements. It is offered complete in every detail from heating plant to landscaped gardens. This home was built by Tucson Construction Company and the builders deserve much credit for the care given to the smallest detail to insure its individuality and unique charm."

During the 1940s the house was rented, the April 25, 1944, Tucson Daily Citizen included an advertisement that described the house as a "Spanish Hacienda, The charm and romance of the old world of Spain are woven into the structure of this beautiful and distinctive San Clemente home. Of course this modern home, consisting of eight rooms, includes four bedrooms, three baths, large sun loggia and large Spanish-living room with fireplace, etc., all equipped with modern conveniences and refinements. Large Patios and gardens, 300-ft Spanish courtyard wall seven feet high with heavy arches and all Spanish gates encloses patio with large swimming pool. Over one-half acre of grounds, beautiful landscaping, towering palms, many

varieties, orange, grapefruit, lemon, and shade trees and flowers. Paved on three sides. In a wonderful setting. Must be seen to be appreciated" The house was extensively photographed in the 1930s, 40s and 50s and was often referred to as an outstanding example of Spanish revival architecture in Tucson.

A. J. Weid, Architect

Architect A.J. Weid practiced in Los Angeles, California in the 1920s and 30s. His Documented projects are principally located in Southern California including 54 distinctive French-Norman, English and Spanish Revival residences in the heart of West Wiltshire District at Beverly Boulevard and Fairfax. In a small informational piece the LA Times on May 13, 1928 it was announced that A. J. Weid was the architect on a 2 story 11 room Spanish-type residence of an "unnamed Hollywood Hills client." Examples of his architectural drawings are housed at UC Santa Barbara.

Although no records or letter survive from the period of the development of San Clemente it can be assumed that Williamson hired Weid because of his experience designing Revival Homes in California and his distinct interest in creating a community of Spanish inspired homes.

W. Stanley Williamson (1887 - 1972)

Stanley Williamson was born in Brooklyn, New York in 1887. When he was two years old his parents moved to Rahway, New Jersey where he attended grade school and high school, then attending College in New York.

His first job was with the National Park Bank of New York. In this role he gained valuable financial training. He worked as an accountant for New York engineer Alfred Noble, chief engineer of the Pennsylvania railroad who constructed tunnels underneath the north and east rivers. He headed west looking health for new opportunities. In San Antonio, Texas he managed the Hot Wells Hotel and then became a rancher. With partner Spencer Briggs he managed a cattle operation north of San Antonio starting with 2000 head of cattle. He took part in the Mexican Revolution with the american contingent.

Williamson and his cohort crossed back into the United States at a point near the Pecos River, heading to Hope, New Mexico where they secured jobs on a bridge construction project. Williamson was involved in the Albuquerque oil boom and worked as an indian trade. He traveled to Arizona reaching Phoenix in time to attend the inauguration of Governor W. P. Hunt before taking a job at the Commercial Hotel (Luhrs Hotel) in Phoenix and then working with Valley Bank. He took a job at the Ford Hotel and then a position with National Bank of Arizona.

In 1914 he married Laura Swiggett of Phoenix, the daughter of an old pioneer family, and had two children a son Warren and daughter Jane. When Pancho Villa began uprising along the border in 1916 Williamson, who held the commission of captain of Company C, 1st Arizona infantry was called into service and remained on the border until the fall of 1917. He fought in

WWI at argonne on the French Front, returning to America in 1919. He transferred to the officers reserve corps before becoming Arizona Corporation Commission Secretary.

In 1921 he returned to New Jersey working in sales becoming an executive in a large security sales organization with offices located in the Empire State Building. He returned to Tucson in 1927 and resumed a role in banking, joining Consolidated National Bank (which would become Valley National Bank), serving as vice president and executive officer for four years. In this role he handled loans and real estate business. Tucson Realty and Trust Company was affiliated with Consolidated National Bank and during a reorganization Williamson took over the management becoming president. During four years of operations he grew Tucson Realty and Trust to 40 employees with real estate sales reaching three million annually. He was appointed appraiser for the government under the Home Owners' Loan corporation and was later appointed property valuator for the Federal Housing Administration.

Williamson was credited with developing much of the property on Miracle Mile and being largely responsible for the motel construction and county improvement district that developed in the area in the late 1940s. He was a real estate broker for over 45 years in Tucson, was a life member of the Tucson Board of Realtors and was Morgan McDermott Post 7 of the American Legion. His offices in the 1940s were located at 22 south Stone Ave. Williamson developed San Clemente, Village of Palomar, Broadway Manor and others subdivisions throughout the Tucson area.

Spanish Colonial Revival

The Williamson House is an outstanding example of residential Spanish Colonial Revival style. The architectural design typifies the material palette and formal parti of this stylistic movement. The house uses outdoor living spaces, courtyards and gardens to expand the footprint of the floorplan. The Spanish Colonial Revival (1918-1940) style emerged from the earlier California Mission Revival (1895-1930) A Guide to Tucson Architecture by Anne M. Nequete and R. Brooks Jeffery provides a context of the two styles:

California Mission Revival (1895-1930) Commonly called Mission Revival, this work is based on the architecture of the California missions. It is an interesting example of a formal style based on a vernacular tradition that is itself the result of an earlier adaptation to place that occurred during the Spanish colonization. The notion of using the mission as a source of inspiration can be traced in large part to A. Page Brown's California Building for the 1893 World Columbian Exposition in Chicago. The enormous pavilion had most of the features associated with the missions and a classical portico on the west elevation, which at first seems peculiar but was in fact featured on the Santa Barbara Mission (1812-1820), based on an illustration from a Spanish edition of Vitruvius in the possession of one of the priests. The other features that seem odd in Brown's version are the "Moorish" dome with its flared base, the Islamic windows, and the rooftop garden with exotic plants instead of a courtyard. The dominant characteristic is the curvilinear

pediment forming the gable end of a low-pitched, clay-tiled roof. Also familiar are the semicircular arcades set in smooth white walls. The Mission Revival was quickly replaced by the more elaborate Spanish Colonial Revival.

Spanish Colonial Revival (1918-1940) Spanish Colonial Revival is quite similar to, but usually more elaborate than, Mission Revival, especially in the addition of the decorated entry portal, colorful ceramic tile, and the use of ornamental wrought iron. This slightly later revival was the product of the influence of Bertram Goodhue's California State Building of 1913-1915 at the Panama-California Exposition in San Diego, which in all probability was visited by many Tucsonans. Goodhue's model was the Spanish Colonial church of Mexico, not the California mission church. Closer to the center of Spanish government in the New World, Mexican churches benefited from financial resources only dreamed of by the priests of the California missions. As in the Mission Revival, courtyard plans, loggias, or pergolas, and gardens create outdoor rooms within the walls of the building, and the bell tower is often used a vertical landmark.

Integrity

As defined in the National Register Bulletin, How to apply the National Register Criteria for Evaluation, integrity is defined as: "the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance."

The historic building retains all seven aspects integrity including Location, Design, Setting, Materials, Workmanship, Feeling and Association.

1. Location. Built in the San Clemente Neighborhood (NRHP listed), the home was constructed in the most prominent location in the middle of the subdivision. The house remains in its original location.

2. Design. Mr. Williamson commissioned California architect A. J. Weid to design this Spanish Colonial Revival home as a model within the San Clemente development. As an outstanding example of Spanish Colonial Revival style, the home exemplifies interior and exterior living. The design coupled with hand applied plaster walls and the red tile roof create romantic sense of place that epitomises early twentieth century Tucson. In the 1940s, a carport and guest quarters were added. The guest wing addition is delineated by a grade transition in the concrete floor.

3. Setting. Williamson House retains its original suburban residential setting. Subsequent development during the depression and post-WWII era created an eclectic residential neighborhood with the Williamson House serving an architectural design anchor.

4. Materials. The materials remain the same from the period of construction. Limited alterations have remained true to the original material palette.

5. Workmanship. The quality of workmanship is intact; the original craftsmanship with which the residential building was built is still present, details such as hand carved wood ceilings, painted finishes and stenciled work, iron light fixtures, carved gates, california hand painted and decorated tiles are still present and in good condition. Throughout the building there is an exceptional workmanship and finish details typical of the interwar period and spanish colonial revival style. The distinct interior/exterior plaster work and wood treatment are examples of the fine detailing.

6. Feeling. The sense of place persists, including the depression era subdivision streetscape. The high degree of integrity supports the retention of feeling.

7. Association. The historic associations of the property have remained intact; very few modifications have been made to the original design.

The building retains sufficient integrity to convey its significance.

Contemporary Context

Williamson House was purchased in 2015 by Serena Rockey & Joseph Rorick McCarthy and underwent a major rehabilitation and restoration. The interior and exterior details were rehabilitated to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

In April 2017 Williamson House was the featured property on the Tucson Historic Preservation Foundation Home Tour. Annually, this tour highlights some of the most significant architecture from Tucson's past, the homes are carefully chosen and curated for their significance and ability to convey the various community historic contexts. The restored Williamson House was included for its significance and interior and exterior integrity.

Bibliography

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Serena Rockey & Rorick McCarthy, Interview with Demion Clinco, April 2017.

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Requa, Richard S. Inside Lights of the Buildings of San Diego's Exposition 1935 The Dramatic Story of the Organization, Planning and Construction of the California Pacific International Exposition May 29 to November 11, 1935. Published by Richard Requa, San Diego (1937)

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Tucson Daily Citizen. Advertisement: "San Clemente: Announcing the Opening of Unit No. 3," Spet 11, 1938.

Tucson Daily Citizen. "City Promotion is Big Problem to Williamson," Jan 27 1940.

Tucson Daily Citizen. Classifieds, "Spanish Hacienda," April 25, 1944.

Arizona Daily Star. "Early California Pictured in Newly Designed Tucson Estate," Sept. 28, 1930.

Arizona Daily Star. "Will Open San Clemente Soon," October 5, 1930.

Arizona Daily Star. "San Clemente, Tucson's Newest Subdivision Opens Today," Oct. 19, 1930.

Arizona Daily Star. Advertisement: "Formal Opening Today San Clemente," Oct. 19, 1930.

Arizona Daily Star. "Development is Well Received," Oct. 26, 1930.

Arizona Daily Star. "Real Estate Items of Interest," Nov. 9, 1930.

Arizona Daily Star, "One Third San Clemente Sold," Nov. 16, 1930.

Arizona Daily Star, "New Home Will Be Open Today," December 14, 1930.

Arizona Daily Star. "Developer Williamson Dies at 85, " December 24, 1972.

Los Angeles Times. "Many Homes in West Wilshire Area Completed," Nov. 22, 1925.

Photographs

Historic Photographs

- 001 North and east elevation, c. 1930, Williamson Photo Collection
- 002 North elevation, c. 1930, Williamson Photo Collection
- 003 East courtyard, north facade, c. 1930, Williamson Photo Collection

- 004 South elevation and swimming pool, c. 1930, Williamson Photo Collection
- 005 North and east elevation, c 1954, Williamson Photo Collection
- 006 East courtyard, east elevation, c. 1954, Williamson Photo Collection
- 007 Living Room, c. 1954, Williamson Photo Collection
- 008 Loggia, c. 1954, Williamson Photo Collection
- 009 Gate detail, c. 1945, Williamson Photo Collection

Contemporary Photographs

- 001 North Elevation, 2017, photo by Jude Ignacio and Gerardine Vargas
- 002 East courtyard, east elevation, 2017, photo by Jude Ignacio and Gerardine Vargas
- 003 North elevation, looking southwest, 2017, photo by Jude Ignacio and Gerardine Vargas
- 004 East elevation, 2017, photo by Jude Ignacio and Gerardine Vargas
- 005 Swimming pool and rear garden gate and wall, looking southwest, 2017, photo by Jude Ignacio and Gerardine Vargas
- 006 Front door, looking south , 2017, photo by Jude Ignacio and Gerardine Vargas
- 007 Gate detail, looking south. 2017, photo by Jude Ignacio and Gerardine Vargas
- 008 Living room ceiling detail, 2017, photo by Demion Clinco
- 009 Dining Room/Kitchen ceiling detail, 2017, photo by Demion Clinco
- 010 Living room steps tile detail, 2017, photo by Demion Clinco

Historic Photograph 001



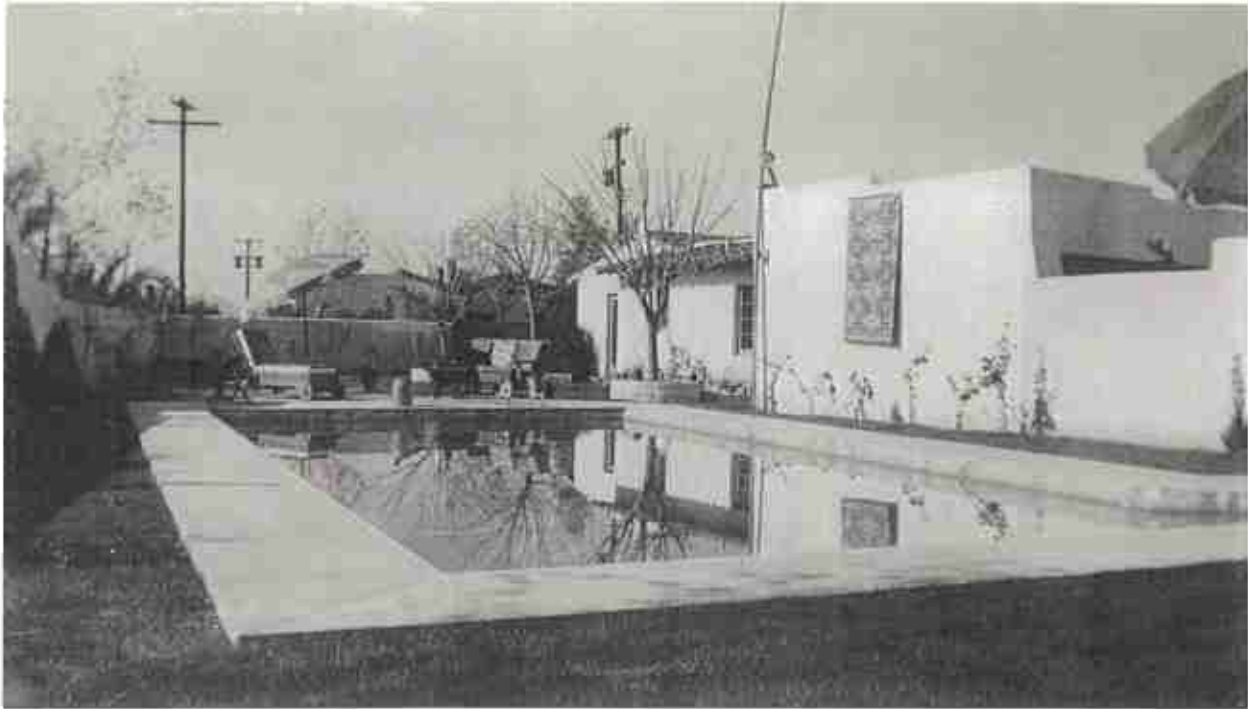
Historic Photograph 002



Historic Photograph 003



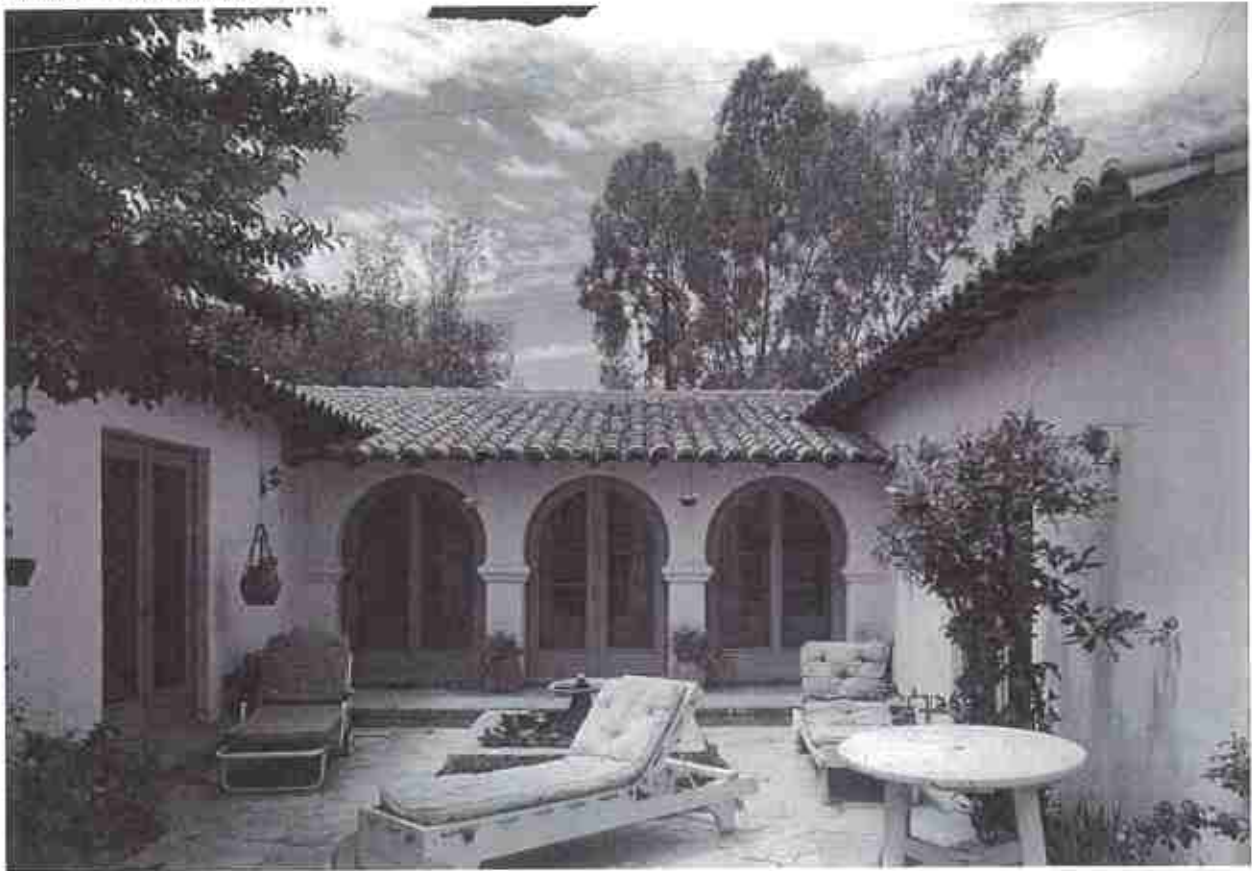
Historic Photograph 004



Historic Photograph 005



Historic Photograph 006



Historic Photograph 007



Historic Photograph 008



Historic Photograph 009



Planning & Development Services Department (PDSD) - 201 N. Stone Avenue
P.O. Box 27210 - Tucson, AZ 85726-7210
Telephone: (520) 791-5550 - Fax: (520) 791-5852
Website: www.tucsonaz.gov/pdsd
Email: DSD_zoning_administration@tucsonaz.gov

Photo 001



Photo 002



Photo 003



Photo 004



Photo 005



Photo 006



Photo 007



Photo 008



Photo 009



Photo 010



STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property.

Continuation sheets may be attached if necessary.

Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007.

PROPERTY IDENTIFICATION

For Properties identified through survey: Site No: SC05-02 Survey Area: San Clemente

Historic Name(s) Louis deRochemont House

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 39 S. Palomar Dr.

City or Town Tucson ☐ vicinity County: Pima Tax Parcel No: 126-16-042a

Township: Range: Section: Quarter Section: Acreage <1

Block: 0 Lot(s): 0 Plat (Addition) Year of Plat (addition) 0

UTM reference: Zone: 12 Easting: 508820 Northing: 3564840

USGS 7.5' Quadrangle Map: Tucson

ARCHITECT ☒ not determined ☐ known Source:

BUILDER ☒ not determined ☐ known Source:

CONSTRUCTION DATE: 1937 ☒ known ☐ estimated Source: County Assessor

STRUCTURAL CONDITION

☒ Good (well maintained; no serious problems apparent)

☐ Fair (some problems apparent)

Describe: ?

☐ Poor (major problems; imminent threat) Describe:

☐ Ruin/Uninhabitable

USES/FUNCTION

Describe how the property has been used over time, beginning with the original use.

Residence

Sources

PHOTO INFORMATION

Date of Photo: 1/22/2002

View Direction: S

Negative No: L2-25



SIGNIFICANCE

Site No.: SC93-02

To be eligible for the National Register, a property must represent an important part of the history or architecture of an area. The significance of a property is evaluated within its historic context, which are those patterns, themes, or trends in history which a property occurred or gain importance. Describe the historic and architectural contexts of the property that may make it worthy of preservation. Addl. sheets should be attached where necessary.

A. HISTORIC EVENTS/TRENDS

Describe any historic events/trends associated with the property.

This building is associated with the context of Community Planning and Development. It falls under the theme of housing - single-family residence.

B. PERSON List and describe persons with an important association with the building.

In 1940 Louis deRochemont occupied the residence. Burton Leed occupied the residence in 1972. Mr. Leed, an accountant, remains in the home today.

C. ARCHITECTURE. Style: Spanish Colonial☐ no styleStories: 1 ☐ Basement Roof form: Intersecting gables; low pitch

Describe other character-defining features of its massing, size, and scale.:

The lower pitched intersecting roof planes of this building are characteristic for the style of architecture. The scale of the building is similar to many found in this block.

INTEGRITY

To be eligible for the National Register, a property must have integrity, i.e., it must be able to visually convey its importance. The outline below lists some important aspects of integrity. Fill in the blanks with as detailed a description of the property as possible.

LOCATION ☒ Original Site ☐ Moved: date: 0 original site:

DESIGN Describe alterations from the original design, including dates.

Porch infill; garage addition

MATERIALS Describe the materials used in the following elements of the property:

Walls (structure): Brick Walls (sheathing): Stucco

Windows: Steel CMU

Roof: Red Clay tile Foundation: Concrete

SETTING Describe the natural and/or built environment around the property:

Mature desert landscape; gravel driveway; walkway to porch entry. Courtyard created by connecting low stucco walls between garage and front of house. Stucco wall around HUGE residence!

How has the environment changed since the property was constructed?

Unknown

WORKMANSHIP Describe the distinctive elements, if any, of craftsmanship or method of construction.:

This building is a good example of the Spanish Colonial style of architecture as evidenced by the massing and materials, light colored stucco and red clay tile roofing. The exposed rafters also provide character to the building. It provides a positive contribution to the character of the neighborhood.

NATIONAL REGISTER STATUS (if listed, check the appropriate box)

☐ Individually listed ☐ Contributor ☐ Noncontributor to Historic DistrictDate listed: ☐ Determined eligible by Keeper of National Register (date):

RECOMMENDATIONS ON NATIONAL REGISTER ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☐ is not eligible individually.Property ☒ is ☐ is not eligible as a contributor to a listed or potential historic district. ☐ More info is needed to evaluate.

If not considered eligible, state reason:

☐ Reversible**FORM COMPLETED BY**

Name and Affiliation: Ryden Architects

Date: 9/30/2002

Mailing Address: 902 W. McDowell Rd. Phoenix AZ 85007

Phone#: (602)253-5381

Book-Map-Parcel: 126-16-042A

[Oblique Image](#)

Tax Year: 2018

Tax Area: 0150

Property Address:

Street No	Street Direction	Street Name	Location
39	S	PALOMAR DR	Tucson
4013	E	COOPER ST	Tucson
4039	E	PALOMAR DR	Tucson

Taxpayer Information:

MCCARTHY JOSEPH RORICK & ROCKEY SERENA JT/RS
39 S PALOMAR DR
TUCSON AZ

Property Description:

SAN CLEMENTE LOTS 14 & 15 BLK 2

HISTORIC PROPERTY (potential additional
tax) per ARS 42-12104(A)

85711- 3450

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2017	Historic/Entprs (S)	5.0	\$502	\$247,259	\$247,761	\$230,170	\$11,508
2018	MIXED (M)	M	\$99,000	\$184,947	\$254,947	\$241,635	\$13,979

Property Information:

Section: 15
Town: 14.0
Range: 14.0E
Map & Plat: B/2
Block: 002
Tract:
Rule B District: 7
Land Measure: 1.095
Group Code:
Census Tract: 3400
[Use Code:](#) 0181 (SFR DOMINANT + ADDITIONAL URBAN SUBDIVIDED)
File Id: 1
Date of Last Change: 1/18/2017

Residential Characteristics:

Property Appraiser: Gwenn Stewart Phone: 520-724-4394

Appraisal Date:	12/13/2016	Property Type:	Single Family Residence
Processed:	12/13/2016	Area ID:	Ed 14-050051-01-4
Building Class:	4	Physical Condition:	Fair
Total Livable Area:	2,239	Garage Type:	Carport
Effective Construction Year:	1937	Garage Capacity:	2
Stories:	1.0	Patio Type:	None
Rooms:	8	Patio Number:	0
Quality:	Fair	Pool Area:	450
Exterior Walls:	8in Stucco	Valuation Type:	00
Roof Type:	Tile	Total Main:	\$255,714
Heating:	Forced	Total Control:	\$255,714
Cooling:	Evaporative	Total Actual:	\$254,947
Bath Fixtures:	9	FCV Adjustment Factor:	0.800
Enhancement:	\$0	Last Action:	0129

Description	Quality	Construction	Ratio
EXCESSIVE WATER DAMAGE			0.80

Secondary Livable Area:

Building:	1	Roof Type:	Tile
Class:	4	Heating:	Forced
Quality:	Fair	Cooling:	Evaporative
Sqft:	418	Parking:	0
Year:	1937	Patio:	None
Stories:	1.0	Actual Value:	\$27,380
Walls:	8in Stucco		

Valuation Area:

Condo Market: 70
DOR Market: 10
MFR Neighborhood: SC_CRAYCROFT_MYERS
SFR Neighborhood: 05005101
SFR District: 14

Sales Information:

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20152120415	1	05/20/15	Single Family	\$320,000	\$320,000	N	X Aut

Supervisor District:

(2) RAMON VALADEZ

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20152120415	0	0	7/31/2015	WARRANTY DEED
0	10683	432	12/2/1997	
0	10685	433	12/2/1997	
0	5835	1050	8/4/1978	
0	2282	254	6/19/1964	

Parcel Note: Click to see/expand 5 note(s)

Historic Landmark Nomination Proposal
39 East Palomar Drive

scaled map

0 20 40ft

